

## \$595,000 - 14904 107 Avenue, Edmonton

MLS® #E4451013

**\$595,000**

5 Bedroom, 3.00 Bathroom, 1,448 sqft  
Single Family on 0.00 Acres

High Park (Edmonton), Edmonton, AB

LOCATED ON 2 CORNER LOTS, Legal Triplex with Oversized Triple Garage ;POTENTIAL TO BUILD ADDITIONAL GARDEN/GARAGE SUITES. Dedicated parking stalls at the rear, along with six parking stalls in the front—a rare and highly attractive feature for tenants and clients. Located on a corner lot in a strategic, high-visibility area, this property is an ideal revenue generator with numerous income streams. Currently, the two lower suites are advertised for rent at \$2300 per month plus 50% utilities. There is also potential to rent the upstairs 1450 square foot main floor. Additional opportunities to renting the three suites include: • Garage rental • Signage space for advertising • Upper suite rental The layout features a large 1400 square foot upper level, and two lower LEGAL spacious suites with nine-foot high ceilings and separate entrances for each unit, ensuring privacy for tenants. The location is convenient for access to downtown and public transportation, with numerous schools in close proximity.

Built in 1960

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4451013  |
| Price  | \$595,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,448                  |
| Acres          | 0.00                   |
| Year Built     | 1960                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 14904 107 Avenue     |
| Area        | Edmonton             |
| Subdivision | High Park (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5P 4Z2              |

### **Amenities**

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Parking-Extra, Parking-Visitor, See Remarks, 9 ft. Basement Ceiling          |
| Parking Spaces | 6                                                                                                   |
| Parking        | Heated, Insulated, Parking Pad Cement/Paved, Rear Drive Access, Triple Garage Detached, See Remarks |

### **Interior**

|              |                                                                                                                                                                            |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                                                                                  |
| Stories      | 2                                                                                                                                                                          |
| Has Suite    | Yes                                                                                                                                                                        |
| Has Basement | Yes                                                                                                                                                                        |
| Basement     | Full, Finished                                                                                                                                                             |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fruit Trees/Shrubs, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Stucco                                                                                                        |
| Foundation        | Preserved Wood                                                                                                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 21          |

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Listing information last updated on August 27th, 2025 at 11:18am MDT